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BILL NO. R-92-10-16

DECLARATORY RESOLUTION NO. R-59-92

A DECLARATORY RESOLUTION  
confirming the designation of an  
"Economic Revitalization Area"  
under I.C. 6-1.1-12.1 for property  
commonly known as 1140 Hayden  
Street, Fort Wayne, Indiana 46803  
(Flashfold Carton)

WHEREAS, Common Council has previously designated by  
Declaratory Resolution the following described property as an  
"Economic Revitalization Area" under Division 6, Article II,  
Chapter 2 of the Municipal Code of the City of Fort Wayne,  
Indiana, of 1974, as amended and I. C. 6-1.1-12.1., to wit:

Lots 214 thru 236 and Lot 251 Eliza Hanna Sr. Add. and  
Vac Sts and Alley.

said property more commonly known as 1140 Hayden Street, Fort  
Wayne, Indiana 46803.

WHEREAS, said project will create 5 additional  
permanent jobs for a total additional annual payroll of  
\$100,000.00, with the average new annual job salary being  
\$20,000.00; and

WHEREAS, the total estimated project cost is  
\$482,307.00; and

WHEREAS, recommendations have been received from the  
Committee on Finance and the Department of Economic Development  
concerning said Resolution;

WHEREAS, notice of the adoption and substance of said  
Resolution has been published in accordance with I.C. 6-1.1-  
12.1-2.5 and I. C. 5-3-1 and a public hearing has been  
conducted on said Resolution;

WHEREAS, if said Resolution involves an area that has  
already been designated an allocation area under I.C. 36-7-14-  
39, The Fort Wayne Redevelopment Commission has adopted a  
Resolution approving the designation.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL  
OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, the Resolution previously

designating the above described property an "Economic Revitalization Area" is confirmed in all respects.

SECTION 2. That, the hereinabove described property is hereby declared an "Economic Revitalization Area" pursuant to I.C. 6.1.1-12.1, said designation to begin on the effective date of this Resolution and continue for a one (1) year period. Said designation shall terminate at the end of that one (1) year period.

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to a deduction of the assessed value of personal property for new manufacturing equipment.

SECTION 4. That the estimate of the number of individuals that will be employed or whose employment will be retained and the estimate of the annual salaries of those individuals and the estimate of the value of the estimate of the value of the new manufacturing equipment, all contained in Petitioner's Statement of Benefits, are reasonable and are benefits that can be reasonably expected to result from the proposed described installation of the new manufacturing equipment.

SECTION 5. The current year approximate tax rates for taxing units within the City would be:

- (a) If the proposed new manufacturing equipment is not installed, the approximate current year tax rates for this site would be  $\$8.4519/\$100$ .
- (b) If the proposed new manufacturing equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be  $\$8.4519/\$100$  (the change would be negligible).
- (c) If the proposed new manufacturing equipment is installed, and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be  $\$8.4519/\$100$  (the change would be negligible).

1 SECTION 6. Pursuant to I.C. 6-1.1-12.1, it is hereby  
2 determined that the deduction from the assessed value of the new  
3 manufacturing equipment shall be for a period of 5 years.

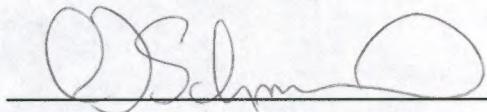
4 SECTION 7. The benefits described in the Petitioner's  
5 Statement of Benefits can be reasonably expected to result from  
6 the project and are sufficient to justify the applicable  
7 deduction.

8 SECTION 8. For new manufacturing equipment, a  
9 deduction application, must contain a performance report showing  
10 the extent to which there has been compliance with the statement  
11 of benefits form approved by the Fort Wayne Common Council.  
12 This report must be submitted to the County Auditor and the City  
13 of Fort Wayne's Department of Economic Development.

14 SECTION 9. The performance report must contain the  
15 following information:

16 A. The cost and description of real property  
17 improvements and/or new manufacturing equipment  
18 required.  
19 B. The number of employees hired through the end of  
20 the preceding calendar year as a result of the  
21 deduction.  
22 C. The total salaries of the employees hired through  
23 the end of the preceding calendar year as a  
24 result of the deduction.  
25 D. The current employment levels at the facility  
26 receiving the deduction.  
27 E. The total assessed value of the real and/or  
28 personal property deduction.  
29 F. The tax savings resulting from the real and/or  
30 personal property being abated.

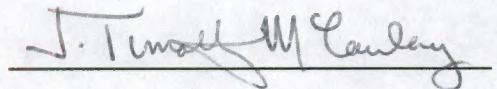
31 SECTION 10. That this Resolution shall be in full  
32 force and effect from and after its passage and any and all  
necessary approval by the Mayor.



33 Councilmember

34 APPROVED AS TO FORM

35 AND LEGALITY



36 J. Timothy McCaulay, City Attorney

Read the first time in full and on motion by Edmond,  
seconded by                   , and duly adopted, read the second time by  
title and referred to the Committee on Finance (and the  
City Plan Commission for recommendation) and Public Hearing to be held after  
due legal notice, at the Common Council Conference Room 128, City-County  
Building, Fort Wayne, Indiana, on Tuesday, the 17th, day  
of November, 1992, at 3:00 o'clock <sup>(P)</sup> M., E.S.T.

DATED: 10-13-92

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by                   ,  
seconded by                   , and duly adopted, placed on its passage.  
PASSED LOST by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
<u>TOTAL VOTES</u>	<u>9</u>			
<u>BRADBURY</u>	<u>✓</u>			
<u>EDMONDS</u>	<u>✓</u>			
<u>GiaQUINTA</u>	<u>✓</u>			
<u>HENRY</u>	<u>✓</u>			
<u>LONG</u>	<u>✓</u>			
<u>LUNSEY</u>	<u>✓</u>			
<u>RAVINE</u>	<u>✓</u>			
<u>SCHMIDT</u>	<u>✓</u>			
<u>TALARICO</u>	<u>✓</u>			

DATED: 11-24-92

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,  
Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)  
(SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. B-59-92  
on the 24th day of November, 1992

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Sandra E. Kennedy  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on  
the 25th day of November, 1992,  
at the hour of 3:00 o'clock P.M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 27th day of November,  
1992, at the hour of 5:00 o'clock P.M., E.S.T.

Paul Helmke  
PAUL HELMKE, MAYOR

**STATEMENT OF BENEFITS**

State Form 27167 (R3 / 11-91)

Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

The records in this series are CONFIDENTIAL according to IC 6-1.1-35-9

AMENDED

FORM  
SB - 1**INSTRUCTIONS:**

1. This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE a person installs the new manufacturing equipment, or BEFORE the redevelopment or rehabilitation of real property to which the person wishes to claim a deduction. A statement of benefits is not required if the area was designated an ERA prior to July 1, 1987 and the "project" was planned and committed to by the applicant, and approved by the designating body, prior to that date. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, or prior to installation of the new manufacturing equipment, BEFORE a deduction may be approved.
3. To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.
4. Property owners whose Statement of Benefits was approved after July 1, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)

<b>SECTION 1</b>		<b>TAXPAYER INFORMATION</b>	
Name of taxpayer			
FLASHFOLD CARTON			
Address of taxpayer (street and number, city, state and ZIP code)			
1140 HAYDEN STREET, FORT WAYNE, IN. 46803			
Name of contact person		Telephone number	
BURTON M. HILL, CONTROLLER		(219) 423-9431	

<b>SECTION 2</b> LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body		Resolution number	
COMMON COUNCIL		R-59-92	
Location of property		County	Taxing district
1140 HAYDEN STREET		ALLEN	
Description of real property improvements and / or new manufacturing equipment to be acquired (use additional sheets if necessary)		Estimated starting date	
(SEE ATTACHED)		11/15/92	
		Estimated completion date	
		09/30/93	

<b>SECTION 3</b> ESTIMATE OF EMPLOYEES AND SALARIES AS A RESULT OF PROPOSED PROJECT					
Current number	Salaries	Number retained	Salaries	Number additional	Salaries
103	\$ 2,405,838	103	\$ 2,405,838	30	\$ 625,000

<b>SECTION 4</b> ESTIMATE OF TOTAL COST AND VALUE OF PROPOSED PROJECT					
	Real Estate Improvements			Machinery	
	Cost	Assessed Value	Cost	Assessed Value	
Current values			\$ 2,904,000	\$ 600,000	
Plus estimated values of proposed project			3,375,950	3,375,950	
Less values of any property being replaced			--	--	
Net estimated values upon completion of project			\$ 6,280,750	\$ 3,975,950	

<b>SECTION 5</b> OTHER BENEFITS PROMISED BY THE TAXPAYER			

<b>SECTION 6</b> TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.			
Signature of authorized representative		Title	Date signed (month, day, year)
<i>Burton M. Hill</i>		CONTROLLER	4/12/93
BURTON M. HILL			

**FOR USE OF THE DESIGNATING BODY**

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years \* (see below). The date this designation expires is \_\_\_\_\_.

B. The type of deduction that is allowed in the designated area is limited to:

1. Redevelopment or rehabilitation of real estate improvements;  Yes  No
2. Installation of new manufacturing equipment;  Yes  No
3. Residentially distressed areas  Yes  No

C. The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.

D. The amount of deduction applicable to redevelopment or rehabilitation in an area designated after September 1, 1988 is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.

E. Other limitations or conditions (specify) \_\_\_\_\_

F. The deduction for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1991 is allowed for:

5 years       10 years

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member) <i>John Smith</i>	Telephone number <i>(219) 427-1208</i>	Date signed (month, day, year) <i>4-16-83 (as amended)</i>
Attested by: <i>Seneca E. Kennedy</i>	Designated body <i>Common Council</i>	

\* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5. Namely: (see tables below)

NEW MANUFACTURING EQUIPMENT		
For Deductions Allowed Over A Period Of:		
Year of Deduction	Five (5) Year Percentage	Ten (10) Year Percentage
1st	100%	100%
2nd	95%	95%
3rd	80%	90%
4th	65%	85%
5th	50%	80%
6th		70%
7th		55%
8th		40%
9th		30%
10th		25%

REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
For Deductions Allowed Over A Period Of:			
Year of Deduction	Three (3) Year Deduction	Six (6) Year Deduction	Ten (10) Year Deduction
1st	100%	100%	100%
2nd	66%	85%	95%
3rd	33%	66%	80%
4th		50%	65%
5th		34%	50%
6th		17%	40%
7th			30%
8th			20%
9th			10%
10th			5%



1140 Hayden Street • Fort Wayne, Indiana 46803

P.O. Box 11467 • Fort Wayne, Indiana 46858

Tel (219) 423-9431

Fax (219) 423-4351

April 12, 1993

Ms. Karen A. Lee  
Department of Economic Development  
One Main Street  
Room 840  
Fort Wayne IN 46802

Dear Karen:

Enclosed is an amended Statement Of Benefits to Resolution number R-59-92. This includes amounts for the new manufacturing equipment that you and I discussed during your visit to my office on Thursday, April 08, 1993.

Please contact me if you have any questions and/or require any additional information.

A handwritten signature in black ink, appearing to read "Burton M. Hill".

Burton M. Hill  
Controller

Enc.

CC: E. Neu, CED  
C. Potts  
File

**FLASHFOLD CARTON**  
**NEW MANUFACTURING EQUIPMENT TO BE ACQUIRED**

Five Color Printing Press	\$552,950
Jagenberg High Speed Gluer	533,000
Bobst Die Cutter/Blanker	1,670,000
Seven Color Printing Press	600,000
Lift Trucks (2)	<u>20,000</u>
<b>TOTAL</b>	<b><u>\$3,375,950</u></b>

*BN*  
4/12/93



# MEMORANDUM

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TO: City Council Members

FROM: Karen A. Lee, Business Development Specialist *K.L.*

DATE: October 6, 1992

RE: Tax Abatement Application by Flashfold Carton

*QJ-92-10-16*

\*\*\*\*\*

**Background:**

Flashfold Carton is a manufacturer of folding cartons. They are requesting a tax abatement in order to purchase a 5-color Planeta printing press and two fork lifts.

**Reviewing Alternatives:**

Approval of Flashfold Carton's tax abatement would allow for the creation of 5 new jobs.

**Recommendations:**

The staff's recommendation is that the tax abatement be approved for Flashfold Carton for five years on the personal property.

KL/kak

Admn. Appr. \_\_\_\_\_

**DIGEST SHEET**

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE Flashfold Carton is requesting a tax abatement in order to purchase a 5-color Planeta printing press and two fork lifts.

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EFFECT OF PASSAGE will allow for the creation of 5 new jobs.

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EFFECT OF NON-PASSAGE opposite of above.

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MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \_\_\_\_\_

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ASSIGNED TO COMMITTEE (PRESIDENT) Mark GiaQuinta





THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ROOM 122 • FORT WAYNE, INDIANA 46802 • 219-427-1208

SANDRA E. KENNEDY, CITY CLERK

October 15, 1992

Ms. Connie Lambert  
Fort Wayne Newspapers, Inc.  
600 West Main Street  
Fort Wayne, IN 46802

Dear Ms. Lambert:

Please give the attached full coverage on the date of October 19, 1992, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council  
of Fort Wayne, IN

Bill No. R-92-10-09 and R-92-10-10  
Bill No. R-92-10-11 and R-92-10-12  
Bill No. R-92-10-13 and R-92-10-14  
Bill No. R-92-10-15 and R-92-10-16

Revitalization Areas

Please send us 3 copies of each of the above Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy  
City Clerk

SEK/ne  
ENCL: 4

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL

(RESOLUTIONS NO. R-92-10-15 AND R-92-10-16)

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on 10-13-92, date designating property at 1140 Hayden Street, Fort Wayne, Indiana,  
46803 (Flashfold Carton)

an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, November 17, 1992, at 7:00 P.M., date, time & place  
Common Council Conference Room 128, City-County Bldg., One Main  
Street, Fort Wayne, IN

If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.

*Sandra E. Kennedy*  
Sandra E. Kennedy  
City Clerk

Fw Common Council  
(Governmental Unit)  
ALLEN County, Indiana

To: The Journal-Gazette  
P.O. Box 100  
Fort Wayne, IN

Dr.

## PUBLISHER'S CLAIM

## LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of type in which the body of the advertisement is set)  
-- number of equivalent lines \_\_\_\_\_

Head -- number of lines \_\_\_\_\_

Body -- number of lines \_\_\_\_\_

Tail -- number of lines \_\_\_\_\_

Total number of lines in notice \_\_\_\_\_

## COMPUTATION OF CHARGES

25 lines, 1 columns wide equals 25 equivalent lines  
at .33 cents per line

\$ 8.25

Additional charge for notices containing rule or tabular work  
(50 percent of above amount) \_\_\_\_\_

Charge for extra proofs of publication (\$1.00 for each proof in excess of two) \_\_\_\_\_

1.00

## TOTAL AMOUNT OF CLAIM

\$ 9.25

## DATA FOR COMPUTING COST

Width of single column 12.5 ems  
Number of insertions 1  
Size of type 6 point

Pursuant to the provisions and penalties of Chapter 155, Acts 1953,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

*Cindy Gillenwater*

Date: Oct 19, 1992

Title: \_\_\_\_\_

Clerk

## PUBLISHER'S AFFIDAVIT

State of Indiana )  
) ss:  
Allen County )

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL  
(RESOLUTIONS NO. R-92-10-15 AND R-92-10-18  
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on 10-13-92, designating property at 1140 Hayden Street, Fort Wayne, Indiana, 46808 (Consolidated Hospital Laundry Services, Inc.) an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.  
Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, November 17, 1992 at 7:00 P.M., Common Council Conference Room 128, City-County Bldg., One Main Street, Fort Wayne, IN.  
If confirmed, said designation shall continue for one (1) year after confirmation.  
All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy  
City Clerk  
#826

Personally appeared before me, a notary public in and for said county and state, the undersigned *Cindy Gillenwater* who, being duly sworn, says that he/she is Clerk of the *The Journal-Gazette* newspaper of general circulation printed and published in the English language in the (city) (town) of *Fort Wayne, IN* in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time \_\_\_\_\_, the dates of publication being as follows:  
10/19/92

*Cindy Gillenwater*

Subscribed and sworn to before me this 19th day of Oct, 19 92

*Shelley R. Larue*  
Notary Public Whitley County, IN  
SHELLEY R. LARUE

My commission expires: March 3, 1994

FW Common Council

(Governmental Unit)

ALLEN

County, Indiana

The News-Sentinel

Dr.

P.O. Box 100

Fort Wayne, IN

## PUBLISHER'S CLAIM

## LINE COUNT

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Date: Oct 19, 1992

Title: Clerk

*Cindy Gillenwater*

## PUBLISHER'S AFFIDAVIT

State of Indiana )

) ss:

Allen County )

Personally appeared before me, a notary public in and for said county and state, the undersigned Cindy Gillenwater who, being duly sworn, says that he/she is Clerk of the The News-Sentinel newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time \_\_\_\_\_, the dates of publication being as follows:

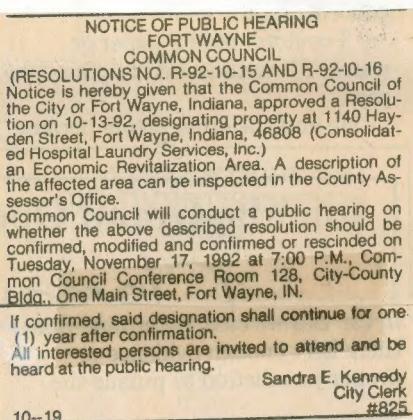
10/19/92

*Cindy Gillenwater*

Subscribed and sworn to before me this 19th day of Oct 19 92

*Shelley R. Larue*Notary Public Whitley County, IN  
SHELLEY R. LARUE

My commission expires: March 3, 1994



10-19